

## IX. CAPITAL IMPROVEMENTS ELEMENT

### Identified Capital Improvement Needs

This Comprehensive Plan identifies facility improvement needs considered essential for maintaining adopted level of service standards and accommodating the continuing growth and development of the City. In addition to the comprehensive plan-related capital expenditures, the City will continue to program expenditures for improvements for various operations and responsibilities not included in the Comprehensive Plan. While all such improvements are included in the projected Five-Year Capital Improvements Schedule set forth in this element, the description of specific capital improvements required to support the future land use plan and maintain level of service standards are described as follows:

**Transportation Facilities** - No new transportation facilities are required within the City during the 2005 – 2010 period to maintain level of service standards or overcome existing deficiencies. Nevertheless, general improvements to existing roadways will be undertaken at locations throughout the City on a priority basis as determined by the City administration and City Commission. Such improvements will include sidewalk construction and street paving. The former represents an improvement at City expense while the latter is financed through property owner assessments.

**Sanitary Sewer Facilities** - The City of Clewiston provides vitally important sewage collection, transportation, and treatment service within the City as well as within unincorporated areas to the south and east of the City. This Comprehensive Plan identifies the need for expansion of the plant's capacity to 3.0 mgd, a 1.5 mgd AADF increase to the existing plant capacity to serve new development and existing development served by septic tanks; ongoing monitoring of system loading conditions; and, upgrading of pumping capacity at the mater pumping station. The phasing of these improvements can be scheduled in the Capital Improvements Schedule to ensure the continued operating efficiency of the system.

**Drainage Facilities** - Primary drainage facilities are provided by the Clewiston Drainage District, while secondary facilities are the responsibility of the City. Minor drainage problems within the City either may not be of such significance to require improvements or may not be of a nature where the costs involved is justified in terms of significant benefits derived. The Comprehensive Plan provides for a review of drainage conditions to determine the necessity and feasibility of drainage improvements by the City. Should such be indicated, funding can be provided throughout the Schedule of Capital Improvements following completion of the review.

**Potable Water Facilities** - By 2008, U.S. Sugar will no longer be providing water to the city. The City has recently obtained a 2025 Consumptive Use Permit for a new three million gallons per day (3 MGD) Reverse Osmosis Water Treatment Plant to supply potable water to the City, the South Shore Water Association and the unincorporated Harlem area. The South Shore Water Association provides water to the unincorporated areas between Clewiston and South Bay on the east and between Clewiston and Moore Haven on the west. The new plant is expected to be operational by August, 2007.

Based upon projections approved in the Lower West Coast Regional Water Supply Plan, the current facility design capacity of the City's new water treatment plant facility appears adequate to meet projected future demands in the service area out to at least 2020. However, it will be necessary for the City to apply for an increase in the Consumptive Use Permit allocation to ensure adequate water supplies to service the projected 2020 service area growth and water supply demands. The source of the additionally needed water supplies to meet the 2010-2020 demands will remain the Upper Floridan Aquifer.

**Solid Waste Facilities** - The Hendry County landfill facility which serviced the entire County was closed in 1992. The facility was located in Pioneer Plantation and had a life span of 40 years. Since closure of the Pioneer Plantation facility, Lee County has been transporting all non-construction debris solid waste from incorporated and unincorporated Hendry County to the Lee County incinerator and the resulting ash back to the new 1,734 acre landfill off SR 82 in southwest Hendry County. An intergovernmental agreement was signed by both counties for disposal of Hendry County's solid waste and will expire in 40 years.

**Recreation and Open Space facilities** - The City does not have backlogged needs for recreational facilities to achieve the level of service standards set forth in this Comprehensive Plan. Furthermore, the projected population growth of the City does not require the acquisition of recreational facilities to maintain concurrency with the level of service standards.

Nevertheless, in keeping with the City's high priority given the recreational facilities, the City will continue its ongoing program to improve its facilities through its annual Capital Outlay Program.

## **Public Education Facilities**

The Hendry County School District provides public education facilities to serve the City of Clewiston.

These schools are indicated on the Existing Land Use Map and Future Land Use Map in the Future Land Use Element. Three elementary schools, one middle school, and one high school comprise the facilities within the City. The effective service area for all of the City's schools is the entire eastern one-half of Hendry County. This area extends eastward from the Pioneer Plantation area, located approximately twelve miles west of the City.

The high school opened in 1989. The addition of this school has enabled use of the former high school as a middle school.

Future programmed improvements to the school facilities during the period 2010 - 2020 within the City will consist of upgrading of physical plant only and as such, will not expand the capacities of those schools and therefore will not lead to impacts on infrastructure facilities. The construction of the high school in 1989 has primary access from Francisco Street and Sonora Avenue. Improvement of an existing railroad crossing, to reflect the four-laning of Francisco Street,

has not been completed by the C&S FL R.R. but that improvement will be completed in the near future.

## **Public Health Systems**

The Florida Department of Health maintains two clinics in Hendry County. One clinic is maintained in LaBelle and one is maintained in Clewiston. The latter serves residents of the City and the surrounding incorporated portion of eastern Hendry County. The clinic is operated from 8:00 a.m. to 5:00 p.m. and is located at 215 S. Francisco Street, between Ventura Avenue and Sagamore Avenue.

Approximately 1,000 persons receive services from the clinic in an average month. There is a slight increase during the winter months. The services of the DOH clinic are augmented by those offered at the Federally-funded clinic operated in Clewiston by Florida Community Health Centers.

The only hospital in Hendry County, Hendry General Hospital, is a 66-bed facility, located in the block bounded by Sagamore Avenue, Olympia Street, Gloria Street, and Trinidad Avenue, in the City of Clewiston. It provides a broad range of health care services. No pre-natal services are available at the hospital; however, the Hendry County DOH unit provides such services. There are no plans for expanding health care facilities within the City which would impact infrastructure facilities.

## **Factors in the Timing and Location of Public Improvements**

The City reviews each year, in conjunction with preparation of its annual budget, the adequacy of public facilities to serve the City's needs in a cost-effective and functionally-sound manner. Timing priorities are determined by the City Commission after considering the benefits to be derived in terms of meeting legal regulatory requirements, ensuring public safety, reduction of maintenance costs, increased operational efficiency, financial feasibility, public support and other similar considerations.

The City Commission relies upon technical recommendations of City staff, advice of outside technical specialist, proposals and requirements of other Governmental and Special District organizations, as well as opinions of tax-paying citizens and business/industry interests within the City in making its decisions regarding expenditure of funds for public facilities.

Locational criteria, customarily considered for public facilities, include equitable distribution of services and facilities in relation to anticipated users, availability of suitable sites, safe and hazard-free environmental conditions, capability for efficient design, and impacts on the City's social and aesthetic character.

The emphasis given the many variables in determining the most appropriate location, timing and magnitude of a public investment in a facility varies with the type of facility and its potential impact on the City's physical, social and economic character. In some cases, long-term considerations such as operational/maintenance cost reductions may be more important than the amount of the initial investment represented by the cost differential of two or more alternative sites or designs. On the other hand, the City Commission may find it necessary for less-than-optimum projects to be

undertaken based on short-term benefits to be derived with the full understanding that such investment will provide only a partial or temporary response to the need.

In other words, the City Commission must often weigh positive, as well as negative outcomes, before choosing a course of action in the development of the City's facilities.

Customarily, the City cooperates with State and Special District entities in locating or expanding public facilities. Of particular importance is the provision of utilities and other public services in a timely manner. The effective coordination between the City and the Hendry County School Administration in the construction and operation of schools is a noteworthy example. There are no proposed facility development or expansion planned by such entities within the City of Clewiston at this time.

### **Existing Revenue Sources and Funding Mechanisms**

The City utilized several means of funding its annual Capital Outlay program. The majority of information contained in the revenue sources is derived from the City's budget for fiscal year 2006-2007. The principal funding sources available to the City are as follows:

*Taxes on Real and Personal Property* - The City's real and personal property tax revenues are used to fund both operating costs and capital projects. Projected ad-valorem taxes for the period 2006-2011 is expected to increase by 5% per year as indicated in Table IX.1 below. Ad valorem tax revenues amount to approximately 16% of the City's total general fund revenues.

**Table IX.1**  
**Projected Ad Valorem Tax Revenues, 2006-2011**

<b>Year</b>	<b>Ad Valorem Tax Revenues</b>
2006-2007	\$1,290,192
2007-2008	1,354,702
2008-2009	1,422,437
2009-2010	1,493,559
2010-2011	1,568,237
<b>Source:</b> City of Clewiston Finance Department, LaRue Planning & Management Services, Inc, 2007.	

Other sources of revenue utilized by the City include the following:

#### **1. Water and Sewer Impact Fees**

The revenues from this source are used for expansion of the sewer plant and a new water plant.

## 2. One-cent Optional Sales Tax

Hendry County has adopted a one-cent local option sales tax and revenues from this sources are limited to infrastructure improvements which is defined as “any fixed capital expenditure or fixed capital costs associated with the construction, reconstruction, or improvement of public facilities which have a life expectancy of five or more years and any land acquisition, land improvement design, and engineering costs related thereto.”

The amount received by the City is estimated currently at approximately \$573,228 per year.

## 3. Half-Cent Sales Tax Distributed by State

The City receives revenues from the State each year from the imposition of State sales taxes. The distribution formula results in the City receiving approximately \$395,029.

## 4. Gasoline Tax Revenues

Local and State-imposed gasoline taxes distributed to local governments amount to annual revenues for the City of Clewiston of approximately \$353,781 currently. These funds are available for road construction and maintenance.

Table IX.2 below shows the City’s budget for the 2006-2007 fiscal year. Please note the above-listed revenue sources are subcategories of the categories which are listed. For example, the City total for taxes (approximately \$3.5 million) includes ad valorem taxes, local option gas taxes and one-cent taxes, as well as, other taxes charged by the City.

<b>Table IX.2 2006-2007 Revenue Summary City of Clewiston</b>						
	<b>General Fund</b>	<b>Grants</b>	<b>Electric</b>	<b>Water and Sewer</b>	<b>Garbage and Mosquito</b>	<b>City Total</b>
<b>Revenues</b>						
Taxes	\$3,147,019	\$	\$340,593	\$	\$	\$3,487,612
Lic. & Permits	162,450					162,450
Intergovernmental Revenue	2,418,640	512,590		4,500,000		7,431,230
Charges for Svcs	870,140		13,623,742	2,793,590	1,662,779	18,950,251
Fines & Forfeit	124,160		18,000			142,160
Misc. Rev.	188,2500	0	62,380	98,650		349,280
Non-Rev. (Trnsfrs)	790,540	62,306	1,973,660	8,900,000		11,726,506
<b>Total Revenue</b>	<b>\$7,701,199</b>	<b>\$574,896</b>	<b>\$16,018,375</b>	<b>\$16,292,240</b>	<b>\$1,662,779</b>	<b>\$42,249,489</b>
<b>Source:</b> City of Clewiston Finance Department, 2007.						

## Projected General Fund Revenues and Expenditures 2006 to 2011

The City operates on the basis of a balanced annual budget based on estimates of revenues from all sources and expenditures for major governmental functions including capital expenditures. Where population growth has been used for projection purposes, the following population estimates have been used:

Fiscal Year	Population
2006-07	6,915
2007-08	7,194
2008-09	7,491
2009-10	7,770
2010-11	8,049

Table IX.3 presents a projection of revenues for the five-year period 2006-2007 through 2010-2011. These figures are based on the 2006-2007 Budget prepared by the City's Finance Department.

To explain the projection discrepancies, the City received \$13,900,000 as a bank loan for the new Water Treatment Plant in 2006-2007 which was counted as revenue for the City for this fiscal year. However, this loan will be repaid using USDA/EDA grant funds as shown on Table IX.5 the Five Year Schedule of Capital Improvements. As such, the total revenue for the 2006-2007 fiscal year will be significantly more than the subsequent years.

<b>Table IX.3</b> <b>Projected Revenues For Fiscal Years 2006-07 through 2010-11</b> <b>City of Clewiston, Florida</b>					
<b>Source/Object</b>	<b>2006-2007</b>	<b>2007-2008</b>	<b>2008-2009</b>	<b>2009-2010</b>	<b>2010-2011</b>
Taxes	\$3,487,612	\$3,661,993	\$3,845,092	\$4,037,347	\$4,239,214
Licenses and Permits	162,450	170,573	179,101	188,056	197,459
Intergovernmental Rev.	7,431,230	3,077,792	3,231,681	3,393,265	3,562,928
Charges for Services	18,950,251	19,897,764	20,892,652	21,937,284	23,034,149
Fines and Forfeitures	142,160	149,268	156,731	164,568	172,796
Miscellaneous	349,280	366,744	385,081	404,081	424,552
Non-Revenue (Transfers)	11,726,506	2,967,831	3,116,223	3,272,034	3,435,636
<b>Total</b>	<b>\$42,249,489</b>	<b>\$30,291,965</b>	<b>\$31,806,561</b>	<b>\$33,396,635</b>	<b>\$35,066,734</b>
<b>Source:</b> City of Clewiston Finance Department and LaRue Planning & Management Services, Inc., 2007.					

Table IX.4 below is a projection of the expenditures over the next five years. The majority of these expenditures are recurring. However, there are a few which cannot be projected out such as the purchase of a warehouse or the water treatment plant.

<b>Table IX.4</b> <b>Projected Expenditures For Fiscal Years 2006-07 through 2010-11</b> <b>City of Clewiston, Florida</b>					
<b>Source/Object</b>	<b>2006-2007</b>	<b>2007-2008</b>	<b>2008-2009</b>	<b>2009-2010</b>	<b>2010-2011</b>
Commission	\$110,756	\$116,294	\$122,109	\$128,214	\$134,625
Manager	192,518	202,144	212,251	222,864	234,007
Attorney	0	0	0	0	0
General Government	704,439	739,661	776,644	815,476	856,250
Finance	260,251	273,264	286,927	301,273	316,337
Clerk	123,603	129,783	136,272	143,086	150,240
Building Inspector	234,012	245,713	257,998	270,898	284,443
Police	1,770,097	1,858,602	1,951,532	2,049,108	2,151,564
Animal Control	262,577	275,706	289,491	303,966	319,164
Fire Department	546,208	573,518	602,194	632,305	663,919
Library	313,825	329,516	345,992	363,292	381,456
Public Works Admin.	179,253	188,216	197,626	207,508	217,883
Cntrl. Garage	135,905	142,700	149,835	157,327	165,193
Streets & Sidewalks	965,294	1,013,559	1,064,237	1,117,448	1,173,321
Street Lighting	105,000	110,250	115,763	121,551	127,629
Parks	246,877	259,221	272,182	285,791	200,081
Youth Center	118,948	124,895	131,140	137,697	144,582
Pool	73,371	77,040	80,892	84,936	89,183
Auditorium	84,320	88,536	92,963	97,611	102,492
Golf Course	962,174	1,010,283	1,060,797	1,113,837	1,169,528
Ball Fields	311,771	327,360	343,728	360,914	378,960
<b>Total</b>	<b>\$7,701,199</b>	<b>\$8,086,261</b>	<b>\$8,490,573</b>	<b>\$8,915,102</b>	<b>\$9,260,857</b>
Elec. Trans.	\$68,566	\$71,994	\$75,594	\$79,374	\$83,342
Purch. Warehouse	69,283	-	-	-	-
Elec. Distrib.	2,899,279	3,044,243	3,196,455	3,356,279	3,524,092
Elec. Meter Read	59,984	62,983	66,132	69,439	72,911
Customer Rec.	10,724,949	11,261,196	11,824,256	12,415,469	13,036,243
Misc. Expn.	2,196,314	2,306,130	2,421,436	2,542,508	2,669,633
<b>Total</b>	<b>\$16,018,375</b>	<b>\$16,746,546</b>	<b>\$17,583,873</b>	<b>\$18,463,069</b>	<b>\$19,386,221</b>
Water Treatment Plant	\$13,400,000	\$-	\$-	\$-	\$-
Trans./Distrib.	187,222	196,583	206,441	216,733	227,570
Water Meter Read	36,022	37,823	39,714	41,700	43,785
Water/Sewer Admin.	1,614,673	1,695,407	1,780,177	1,869,186	1,962,645
Sewer Treatment Plant	553,207	580,867	609,911	640,406	672,427
Sewer Trans./Collect.	252,612	265,243	278,505	292,430	307,052
Debt. Svc.	248,504	-	-	-	-
<b>Total</b>	<b>\$16,292,240</b>	<b>\$2,775,923</b>	<b>\$2,914,748</b>	<b>\$3,087,455</b>	<b>\$3,213,479</b>

**Table IX.4**  
**Projected Expenditures For Fiscal Years 2006-07 through 2010-11**  
**City of Clewiston, Florida**

Source/Object	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Solid Waste	\$1,481,918	\$1,556,014	\$1,633,815	\$1,715,505	\$1,801,281
Mosquito Control	180,861	189,904	199,399	209,369	219,838
<b>Total</b>	<b>\$1,662,779</b>	<b>\$1,745,918</b>	<b>\$1,833,214</b>	<b>\$1,924,874</b>	<b>\$2,021,119</b>
CDBG	\$287,073	-	-	-	-
Bullet Proof Vest	2,995	-	-	-	-
State Library	262,328	-	-	-	-
Gates Grant	22,500	-	-	-	-
<b>Total</b>	<b>\$574,896</b>				
<b>Total Expenditures</b>	<b>\$42,249,489</b>	<b>\$29,354,648</b>	<b>\$30,822,408</b>	<b>\$32,390,500</b>	<b>\$33,881,676</b>

Source: City of Clewiston Finance Department, LaRue Planning & Management Services, Inc., 2007.

### **Revenue Bonds Issued by the City**

The City has not issued Revenue Bonds.

### **Schedule of Capital Improvements, City of Clewiston**

Based on the recommendations, objectives, and policies of this Comprehensive Plan and other needs identified by the City, a schedule of capital improvements, estimated costs, and source of funding is presented in Table IX.3. By definition, a capital expenditure is a major one-time expenditure for facilities or equipment that have a minimum anticipated life expectancy of ten years or more. For Clewiston, a capital expenditure has a minimum threshold dollar amount of \$5,000.



**Table IX.5**  
**Schedule of Capital Improvements, 2006-07 through 2010-11**  
**City of Clewiston, Florida**

	<b>Total Estimated Cost</b>	<b>2006-07</b>	<b>2007-08</b>	<b>2008-09</b>	<b>2009-10</b>	<b>2010-11</b>	<b>Finance Method</b>
<b>Waste Water Treatment Plant</b>							
Plant Expansion	5,500,000	5,500,000					USDA Funds
Truck (Replace old)	50,000				25,000	25,000	Water/Sewer Impact Fees
Back-Hoe	45,000	45,000					USDA Funds
Generator include w/exp	60,000	60,000					USDA Funds
Splitter Box @ Headworks	40,000	40,000					Water/Sewer Impact Fees
Sprayfield Pump	5,000		5,000				Water/Sewer Impact Fees
Swing Arm Tractor	72,000				72,000		USDA Funds
New Flow Meters	5,000			5,000			Water/Sewer Impact Fees
R.A.S. Pumps	5,000		5,000				Water/Sewer Impact Fees
Mowing Equipment	7,500	1,500	1,500	1,500	1,500	1,500	Water/Sewer Impact Fees
Road Repairs	10,000	2,000	2,000	2,000	2,000	2,000	Water/Sewer Impact Fees
Rotor Covers	60,000		15,000	15,000	15,000	15,000	Water/Sewer Impact Fees
Bubbler Sleeves	5,000	1,000	1,000	1,000	1,000	1,000	Water/Sewer Impact Fees
Pressure Cleaner	5,000	2,500			2,500		Water/Sewer Impact Fees
Sprayer Heads	14,000	2,500	3,000	3,000	3,000	2,500	Water/Sewer Impact Fees
<b>Totals</b>	<b>5,883,500</b>	<b>5,654,500</b>	<b>32,500</b>	<b>27,500</b>	<b>122,000</b>	<b>47,000</b>	
<b>Sewer Collection</b>							
Upgrade Electric Panels	100,000	20,000	20,000	20,000	20,000	20,000	Water/Sewer Impact Fees
Rebuild Lift Stations	90,000	45,000		45,000			Water/Sewer Impact Fees
New line to Sewer Plant	500,000	500,000					Water/Sewer Impact Fees
3rd Pump at Main Lift	40,000	40,000					Water/Sewer Impact Fees
Main Lift Pump	30,000		15,000		15,000		Water/Sewer Impact Fees
Service Truck w/Boom	35,000		35,000				Water/Sewer Impact Fees
Pumps - 90 in system	50,000	10,000	10,000	10,000	10,000	10,000	Water/Sewer Impact Fees
Rehab Lift Stations	50,000	10,000	10,000	10,000	10,000	10,000	Water/Sewer Impact Fees
<b>Totals</b>	<b>895,000</b>	<b>625,000</b>	<b>90,000</b>	<b>85,000</b>	<b>55,000</b>	<b>40,000</b>	

	<b>Total Estimated Cost</b>	<b>2006-07</b>	<b>2007-08</b>	<b>2008-09</b>	<b>2009-10</b>	<b>2010-11</b>	<b>Finance Method</b>
<b>Water Distribution</b>							
Replace Water Mains	500,000	100,000	100,000	100,000	100,000	100,000	User fees/ SFWMD Funds
Mapping & GIS	25,000	5,000	5,000	5,000	5,000	5,000	Water/Sewer Impact Fees
Meter Replacement	100,000	20,000	20,000	20,000	20,000	20,000	Water/Sewer Impact Fees
System Study Update/91	50,000	50,000					Water/Sewer Impact Fees
Hydrant Replacements	50,000	10,000	10,000	10,000	10,000	10,000	Water/Sewer Impact Fees
Replace Service Truck	75,000		25,000		25,000	25,000	Water/Sewer Impact Fees
Hydraulic Pump & Tools	11,000	8,000		3,000			Water/Sewer Impact Fees
<b>Totals</b>	<b>811,000</b>	<b>193,000</b>	<b>160,000</b>	<b>138,000</b>	<b>160,000</b>	<b>160,000</b>	
<b>Water New</b>							
New Rev. Osmosis Plant (includes 4 production wells, deep injection well, and water plant facility)	23,005,000	23,005,000				-	USDA/EDA Funds
<b>Totals</b>	<b>23,005,000</b>	<b>23,005,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Public Works</b>							
<i>Public Works New</i>							
Shop/Office Bldg	1,500,000		1,500,000				General Fund
Del Monte Drainage	150,000	150,000					General Fund
W. WC Owen Drainage	75,000		75,000				General Fund
San Gabriel Drainage	75,000		75,000				General Fund
E. Osceola Drainage	100,000			100,000			General Fund
E. Haiti Drainage	50,000			50,000			General Fund
<i>Roads New</i>							
Ventura Ave							
Phase I	486,762			486,762			SFWMD/Impact Fees
Phase II	695,592				695,592		SFWMD/Impact Fees
Phase III	1,377,500					1,377,500	SFWMD/Impact Fees
Curb Gutter 4 lane	1,500,000				750,000	750,000	SFWMD/Impact Fees
<b>Totals</b>	<b>6,009,854</b>	<b>150,000</b>	<b>1,650,000</b>	<b>636,762</b>	<b>1,445,592</b>	<b>2,127,500</b>	

	<b>Total Estimated Cost</b>	<b>2006-07</b>	<b>2007-08</b>	<b>2008-09</b>	<b>2009-10</b>	<b>2010-11</b>	<b>Finance Method</b>
<b>TOTAL EXPENDITURES</b>	<b>\$36,604,354</b>	<b>\$29,627,500</b>	<b>\$1,932,500</b>	<b>\$887,262</b>	<b>\$1,782,592</b>	<b>\$2,374,500</b>	

Note: The total cost of projects includes monies which have been spent in previous years for the listed projects.  
The City will have excess funds to pay for its capital projects for the first three years.

## **Future Debt Capacity**

The City has more than ample capacity for additional depth to finance the operating budget of the City government as well as the capital outlay programs outline herein. Furthermore, many of the projected capital projects are discretionary in that they are neither required in order to meet essential needs for public health and safety nor to meet the level of service standards set forth in this Comprehensive Plan.

## **Capital Improvement Element Goals, Objectives, and Policies**

- Goal 1:** To ensure that public facilities are provided, on a fair-share costs basis, in a manner which maximizes the use of existing facilities and promotes orderly growth.
- Objective 1.1:** The City will utilize orderly capital improvement planning, funding, and implementation practices in providing public improvements for which it has responsibility and shall be guided by appropriate criteria in identifying and prioritizing capital outlay needs.
- Policy 1.1.1:** The City will prepare and adopt each year a capital budget setting forth capital improvements it proposes to undertake during that year and such budget will be reviewed as part of an annual review by the City of the Capital Improvements Element to determine revisions required to fully meet with City's needs.
- Policy 1.1.2:** Capital improvements determined to be necessary to implement the goals, objectives, and policies of this comprehensive plan shall be given priority and shall be included in the schedule set forth in this element at the time of each annual review if such improvements have a cost of \$5,000.00 or more. All capital improvements having a cost of \$500.00 or more shall be included in the City's annual capital outlay program along with an identified funding source.
- Policy 1.1.3:** The City Manager will have responsibility for preparing the annual capital outlay program and Capital Improvements Element (including an updated five-year schedule) after evaluating the population growth within the City, the condition of City facilities, and the provisions of the Comprehensive Plan.
- Policy 1.1.4:** The City will provide funding for capital improvements in a manner which accommodates new development, is financially feasible given funding sources available to the City and is consistent with plans of State agencies and Special Districts.
- Policy 1.1.5:** The City will be guided by the following criteria in identifying and prioritizing capital improvements with the order of importance being the same as the order listed (i.e., (a) having greater importance):

- a. Funding feasibility
- b. Protection of public health and safety
- c. Overcome existing level of service deficiencies
- d. Increased utilization of existing City facilities, multiple use of facilities, or improved efficiency of facility operation
- e. Aid in implementation of plans of State agencies and Special Districts
- f. Meet requirements of future development
- g. Positive contribution to the City's physical character, economic stability, or environmental quality

**Policy 1.1.6:** The City supports coordination of capital improvement planning by all levels of government as a means of providing services in an orderly, economical, and efficient manner.

**Objective 1.2:** The City will issue development orders and permits only to the extent that the level of service standards set forth in this element are fully met and service provided concurrent with the impacts of development.

**Policy 1.2.1:** The level of service standards set forth herein are adopted as the basis for the City's issuance of development orders and permits for new construction:

Traffic Circulation	LOS C for U.S. 27 and C.R. 832 (W.C. Owen Avenue and Sonora Avenue)
Sanitary Sewer	107 gallons/capita/day
Solid Waste	Total solid waste generation of 5.3lbs/capita/day.
Drainage Primary System	Removal of 4.0" of runoff per day in developed areas and 2.5" of runoff per day in agricultural areas.
Secondary System	3-year, 1-hour (Interim Standard pending study)
Potable Water	115 gallons/capita/day

## Recreation/Open Space

In accordance with following table:

<b>Type of Facility</b>	<b>Level of Service Standard</b>
Baseball field	1 field per 5,000 population
Softball field	1 field per 2,500 population
Football field	1 field per 10,000 population
Multi-purpose/open play field	1 field per 2,500 population
Racquetball court	1 court per 5,000 population
Basketball court	1 court per 1,500 population
Tennis court	1 court per 1,500 population
Youth Community Activity Center	1 center per 10,000 population
Adult/Senior Citizens Center	1 center per 10,000 population
Gymnasium	1 gym per 10,000 population
Outdoor track	1 track per 10,000 population
Library	1 library per 50,000 population
Playground (with apparatus)	1 area per 2,500 population
Swimming Pool	1 pool per 10,000 population
Passive Parks/Open Space	6 acres per 1,000 population
Boat Ramp	1 ramp per 2,500 population
Golf Courses (18 holes)	1 course per 10,000 population

**Policy 1.2.2:** The City shall continue to enforce the appropriate land development regulations to ensure that improvements will be made to public facilities to conform with level of service standards for all projects permitted after that date or that phasing or other provisions are made concurrent with impacts so as to enable the implementation of the Concurrency Management System set forth in this Comprehensive Plan (Chapter X).

**Objective 1.3:** The City will manage its fiscal resources in a manner which ensures its capability to meet future capital improvements needs associated with continued development and redevelopment of the City.

**Policy 1.3.1:** The City's annual budgeting process will reflect immediate as well as long-term implications of capital project expenditures in terms of trends and projections in the City's economic character expressed public attitudes, comprehensive plan provisions, and consistency with plans of regional service agencies, water management districts, and other entities with whom coordination of facility planning is appropriate.

**Policy 1.3.2:** The City's total annual debt service cost in relation to annual revenues, should be City choose to incur general obligation bond debt for provision of public facilities, shall not exceed ten percent (10%).

**Policy 1.3.3:** The City will ascertain that public facility capacity demand required to serve development for which development orders were issued prior to adoption of

this Comprehensive Plan shall be included in committed development computations with appropriate capacity allocation prior to determining remaining capacity for new development.

**Objective 1.4:** In order to maintain adopted level of service standards, future development shall bear a proportionate cost of necessary public facility improvements equivalent to the benefits it receives from the improvements.

**Policy 1.4.1:** The City of Clewiston shall continue to evaluate potential revenue available for public facility expenditures through alternative sources such as user fees, special benefit units, or special assessments.

**Policy 1.4.2:** The City shall continue to maintain adopted level of service standards by using revenue sources considered in Policy 1.4.1 to ensure that new development pays a pro rata share of the costs of public facility needs which it generates.

**Policy 1.4.3:** The City of Clewiston shall continue to apply for and secure grants or appropriate funds when available to finance the provision of capital improvements.

**Objective 1.5:** Public facility needs currently existing in the City and those which may be determined at a future time (i.e., secondary storm drainage facilities) will be met through the combination of land development/permitting, management, allocation of costs in an equitable manner in relation to the circumstances giving rise to the facility need and institution of a systematic funding program which will enable achieving and maintaining level of service standards.

**Policy 1.5.1:** The City will utilize prioritized capital improvement programming, funding from all tax sources, user fees, grant programs, development moratoria and other means to ensure that each identified facility need is satisfied at the time impacts occur or in the case of existing capacity deficiencies, such deficiencies shall be corrected within the 5-year period covered by the Schedule of Capital Improvements.

**Objective 1.6:** The City of Clewiston shall furnish meaningful opportunities for the School Board to have input and coordination in the City's development review process in order to assist the School Board in their provision of adequate and efficient schools.

**Policy 1.6.1:** The City and the School Board shall coordinate to ensure that schools are adequately and efficiently provided commensurate with growth. Key coordinating mechanisms shall include:

1. promotion of joint infrastructure park/school facilities when feasible;

2. consideration of the adequacy and availability of educational infrastructure during appropriate review of development order applications;
3. ensuring the provision of adequate infrastructure, on and off site, normally associated with new or expanded schools where consistent with state law restrictions on expenditures by the School Board;
4. consideration of future inclusion of the School Board's Educational Plant Survey and Capital Improvement Program in the Comprehensive Plan Technical Support Documents (Data and Analysis) to provide the public with accessible information and effective coordination regarding educational infrastructure;
5. seeking that any new major residential development or redevelopment applicant submit information regarding projected school enrollments from the project; and
6. request that the School Board submit site plan information for all timely new schools.